136.0	0003	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,113,800 /	1,113,800
USE VALUE:	1,113,800 /	1,113,800
ASSESSED:	1,113,800 /	1,113,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARWARD VERNON JUDSON--ETAL
Owner 2:	DOMURAD MELODIE R
Owner 3:	
Street 1:	74 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2999 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9194.000	482,500	5,100	626,200	1,113,800
Total Card	0.211	482,500	5,100	626,200	1,113,800
Total Parcel	0.211	482,500	5,100	626,200	1,113,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.45 | /Parcel: 371.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87346
GIS Ref	
GIS Ref	
Insp Date	08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	482,500	5100	9,194.	626,200	1,113,800		Year end	12/23/2021
2021	101	FV	467,600	5100	9,194.	626,200	1,098,900		Year End Roll	12/10/2020
2020	101	FV	467,500	5100	9,194.	626,200	1,098,800	1,098,800	Year End Roll	12/18/2019
2019	101	FV	350,800	5100	9,194.	661,000	1,016,900	1,016,900	Year End Roll	1/3/2019
2018	101	FV	349,600	5100	9,194.	487,100	841,800	841,800	Year End Roll	12/20/2017
2017	101	FV	349,600	5100	9,194.	466,200	820,900	820,900	Year End Roll	1/3/2017
2016	101	FV	349,600	5100	9,194.	431,400	786,100	786,100	Year End	1/4/2016
2015	101	FV	340,900	5100	9,194.	361,800	707,800	707,800	Year End Roll	12/11/2014

!10555!

PRINT

Date	Time
12/30/21	10:55:22

LAST REV

Date	Time
01/18/18	09:27:17
apro	

USER DEFINED

Prior Id # 1:	87346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10555

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20145-295		10/1/1989		326,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	1589	Solar Pa	2,500					
10/5/2005	929	Siding	80,000			G7	GR FY07	
6/19/2000	497	Addition	45,000	O				KITCHEN ADDITION-R

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
11/2/2008	Meas/Inspect	163	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
12/18/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9194		Sq. Ft.	Site		0	90.	0.76	10									626,238						626,200	

Total AC/HA:	0.21107	Total SF/SM:	9194	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	626,238	Spl Credit		Total:	626,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06600630
Const Adj.:	1.00989902
Adj $ / SQ:	139.953
Other Features:	102781
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592726
Depreciation:	110247
Depreciated Total:	482479

COMMENTS

STAIRS TO UAT. RADIANT HEAT IN KITCHEN..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

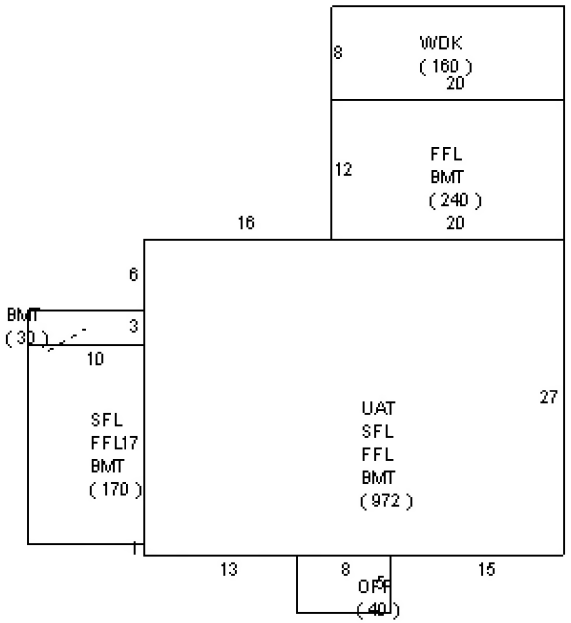
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: AvRate: Ind.Val

Juris. Factor:	1.00	Before Depr:	153.95
Special Features:	0	Val/Su Net:	110.18
Final Total:	482500	Val/Su SzAd	191.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	42.750	60,358
FFL	First Floor	1,382	139.950	193,415
SFL	Second Floor	1,142	139.950	159,826
UAT	Upper Attic	243	76.970	18,705
WDK	Deck	160	12.370	1,979
OFP	Open Porch	40	44.440	1,777
	Net Sketched Area:	4,379	Total:	436,060
Size Ad	2524	Gross Area	5108	FinArea 2999

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	P	
UAT	100	FLA	50	A	

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More: N Total Yard Items: 5,100 Total Special Featues: Total: 5,100

PARCEL ID

136.0-0003-0005.A

IMAGE

AssessPro Patriot Properties, Inc